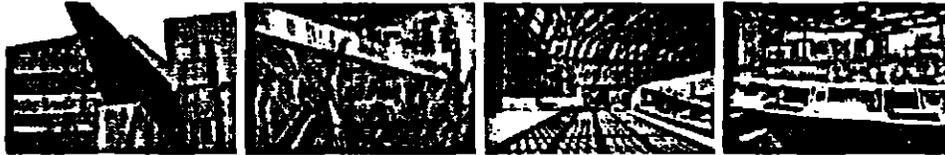


A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, June 22, 2006

#64

 Back

**Watershed Protection and Development Review
RECOMMENDATION FOR COUNCIL ACTION**

Subject: Approve an ordinance waiving the interim development regulations of Ordinance No. 20060309-058 to allow the remodeling of an existing single family residence at 1100 Jolena Circle, Austin, TX.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

Additional Backup Material

(click to open)

- Backup 11100 Jolena Cir
- Backup documentation

For More Information: Sylvia Benavidez - 974-2522; Jol Harden - 974-3345

On March 9, 2006 the City Council adopted Interim development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. Under Part 5 (D)(5) of the ordinance regarding minimum and maximum front yard setbacks, for a building permit to construct single-family, single family attached, two-family, secondary apartment, and duplex structures for a lot on a block face on which four or more lots are developed for a use described in Subsection (B):

(a) the lot with a principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;

(b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots minus ten percent of the distance of that average; and

(c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.

This ordinance includes a provision which allows City Council to waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant and the development proposed by the applicant will not adversely affect public health, safety, and welfare.

Applicant Mr. Bernabe Hernandez is requesting a waiver from Ordinance No. 20060309-058 in order to remodel a single family residence at 1100 Jolena Circle, Austin, TX with a front setback of 18 ft. The average front setback on the block face is 31.5 ft. The one story single family residence will have 1979.5 square feet of gross floor area. The proposed development complies with the floor to area ratio and square footage limitations under Ordinance No. 20060309-058. The proposed development would also comply with all other zoning regulations, including building and impervious cover limitations as well as height requirements.

Staff recommends approval of the waiver request based on the information that the applicant has provided.

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-4608RA

COUNCIL DATE: June 22, 2006

APPLICATION DATE: May 8, 2006

OWNER: Bernabe Hernandez

ADDRESS: 1100 Jolena Circle

BACKGROUND

On March 9, 2006 the City Council adopted Ordinance 20060309-058 establishing development regulations applicable to certain building permits for single-family, single family attached, two-family, secondary apartment, and duplex structures in areas of the City that were subdivided prior to March 1974.

APPLICATION

On May 4, 2006, the applicant submitted an application for a waiver from Part 5 Setbacks, (D) (5) of Ordinance 20060309-058 that prescribes minimum and maximum front yard setback which except as provided in Paragraph (6), for a lot on a block face on which four or more lots are developed for a use described in Subsection (B):

- (a) the lot with the principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
- (b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principals structures on the remaining lots minus ten percent of the distance of that average; and
- (c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.

SETBACKS

The proposed remodel (addition) requires the applicant to request a Council Waiver because it creates a structure that does not comply with the setback limitations set forth in Part 5(D) (5) of the ordinance:

Existing Setbacks of Lots

(lots running west to east on Jolena)

Lot #31	18 ft (not included – subject property)
Lot #30	33 ft
Lot #29	26 ft (disregarded, closest from street)
Lot #28	27 ft
Lot #27	31 ft
Lot #26	41 ft
Lot #25	48 ft (disregarded, farthest from street)
Lot #24	26 ft
Lot #23	31 ft

SETBACK CALCULATIONS

Under Part 5, Section D (5) of Ordinance 20060309-058, the setback for the proposed front remodel (addition) is figured thusly:

- (a) the lot with a principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
 - 48 ft and 26 ft are disregarded
- (b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots minus ten percent of the distance of that average; and
 - 31.5 (avg. of remaining lots) $- 3.15$ (10 percent) = 28.35 minimum setback
- (c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.
 - 31.5 (avg. of remaining lots) $+ 3.15$ (10 percent) = 34.65 maximum setback

Under Part 5, Section (E) of Ordinance 20060309-058, for a corner lot, this section prescribes minimum and maximum street side yard setbacks. Applicant lot is a corner lot, but this section does not apply because addition will be located in the front and within the boundaries of the existing structure.

DEVELOPMENT REGULATIONS

The proposed remodel (addition) requires the applicant to request a Council Waiver because it creates a structure that does not comply with front setback set forth in Part 5 Section D(5) of Ordinance 20060309-58. The applicant request a front setback of 18 ft. and the minimum front setback from the ordinance is 28.35 ft.

The proposed development does not require the applicant to request a Council Waiver from Part 4(B) of the ordinance because it complies with the greater of two size limitations:

- (a) 0.4 to 1 floor-to-area ratio.
 - Proposed remodel (addition) complies with this section Applicant proposes 1979.5 of gross floor area on 6342.03 s.f. lot, which equates to a 0.31 FAR
- (b) 2500 Square feet.
 - Proposed structure will have 1979.5 s.f. The structure does not exceed 2500 allowed by 520.5 s.f.

PROPOSED DEVELOPMENT

Applicant proposes the following construction:

- Applicant requests a front setback of 18 ft.
- Construct an addition of 400 s.f. to a single family residence at 1100 Jolena Circle

Applicant's additional construction:

- 144 s.f. covered porch
- 333 s.f. driveway
- 210 s.f. walkway on private property

ZONING

- This lot is currently zoned Single Family Residential (SF-3)
- It lies within the Johnston Terrace Neighborhood Assn., M.E.T.S.A. Neighborhood Assn., Austin Neighborhoods Council, and PODER People organized in Defense of Earth & Her Resources.

WAIVER

The applicant requests the waiver under Part 5, Setbacks (D) (5) on the following grounds:

- The regulations imposes undue hardship on the applicant, the development proposed by the applicant will not adversely affect the public health , safety and welfare and waiving the regulation will not have a substantially adverse impact on neighboring properties.

STAFF ASSESSMENT

The information submitted with the applicant's waiver application can be summarized as follows:

- Photos from the neighborhood submitted as evidence that the new addition will be compatible to the existing structures in the neighborhood.
- Letter from neighbors indicating support.

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of the waiver request based on the information that the applicant has submitted.

**Residential Building Permit and Waiver
Application**

1) need to verify if duplex or single family residence

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

BP Number	BY-04-4608 BX	
Building Permit No.		
Plat No.	Date	58 = 2006
Reviewer	[Signature]	

PRIMARY PROJECT DATA

Service Address 1100 Jolena Circle Tax Parcel No. _____

Legal Description
 Lot 31 Block _____ Subdivision Johnston Terrace Section 8 Phase _____

If in a Planned Unit Development, provide Name and Case No.
(attach final approved copies of subdivision and site plan)

If this site is not a legally divided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work
Add Bedroom & Storage model (specify) _____

New Residence
 Duplex
 Garage attached detached Addition (specify) _____
 Carport attached detached
 Pool Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF3 Height of building _____ ft. # of floors 1

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))

Does this site have a Board of Adjustment ruling? Yes No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes No

Does this site front a paved street? Yes No A paved alley? Yes No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway & Sidewalk \$ _____
 TOTALS (labor and materials) \$ _____

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6342.03 sq. ft.
 Job Valuation \$ 4500.00
(Labor and materials)

Total Job Valuation (remodels and additions)
 \$ 4500.00
(Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>33.00</u>	\$ _____
Electrical	\$ <u>84.00</u>	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTALS	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name Bernabe Hernandez Telephone (h) 385-1324
 (w) _____

BUILDER Company Name Bernabe Hernandez Telephone _____
 Contact/Applicant's Name Bernabe Hernandez Pager _____
 FAX _____

DRIVEWAY /SIDEWALK Contractor _____ Telephone _____

CERTIFICATE OF OCCUPANCY Name Bernabe Hernandez Telephone _____
 Address 1100 Jolena Circle City Austin ST TX ZIP 78721

If you would like to be notified when your application is approved, please select the method:

telephone _____ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pcivrv.htm

Service Address 1100 Joleen Circle

Applicant's Signature BETRIKE HEYMONDET

Date 4/19/06

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

		sq.ft.	New / Addition	sq.ft.
a. 1 st floor conditioned area	<u>1599.5</u>	sq.ft.	<u>400</u>	sq.ft.
b. 2 nd floor conditioned area	_____	sq.ft.	_____	sq.ft.
c. 3 rd floor conditioned area	_____	sq.ft.	_____	sq.ft.
d. Basement	_____	sq.ft.	_____	sq.ft.
e. Garage / Carport				
<u> </u> attached	_____	sq.ft.	_____	sq.ft.
<u> </u> detached	_____	sq.ft.	_____	sq.ft.
f. Wood decks [must be counted at 100%]	_____	sq.ft.	_____	sq.ft.
g. Breezeways	_____	sq.ft.	_____	sq.ft.
h. Covered patios	_____	sq.ft.	_____	sq.ft.
i. Covered porches	<u>148</u>	sq.ft.	_____	sq.ft.
j. Balconies	_____	sq.ft.	_____	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____	sq.ft.	_____	sq.ft.
l. Other building or covered area(s)	_____	sq.ft.	<u>400</u>	sq.ft.
Specify, _____	_____	sq.ft.	_____	sq.ft.
TOTAL BUILDING AREA (add a. through l.)	_____	sq.ft.	_____	sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 2129.5 sq.ft.
33% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this lot and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2129.5</u>	sq.ft.
b. Driveway area on private property	<u>324</u>	sq.ft.
c. Sidewalk / walkways on private property	<u>210</u>	sq.ft.
d. Uncovered patios	_____	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____	sq.ft.
f. Air conditioner pads	<u>16</u>	sq.ft.
g. Concrete decks	_____	sq.ft.
h. Other (specify) _____	_____	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 2669.5 sq.ft.
49% of lot

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S SIGNATURE Bernabe Hernandez

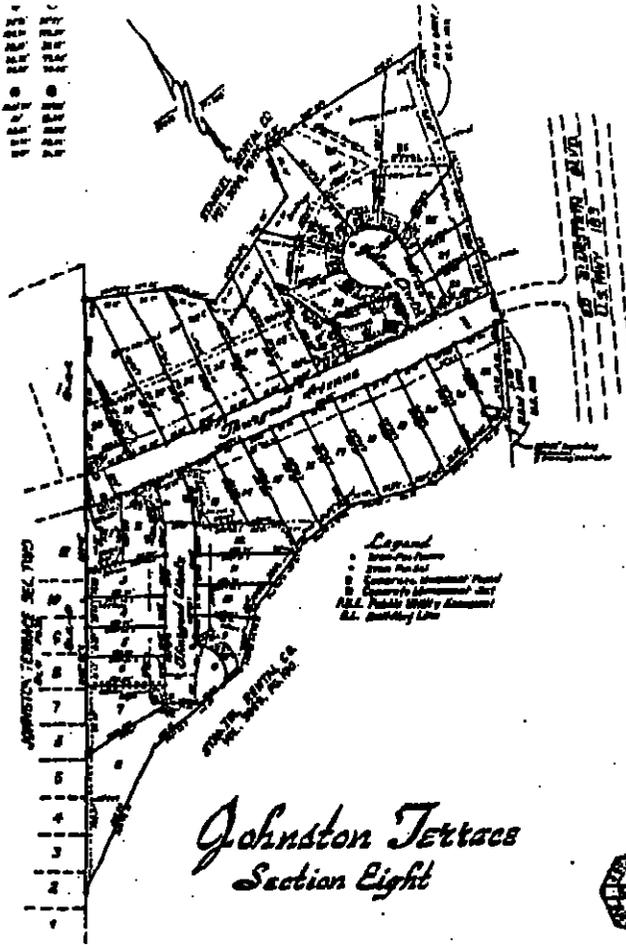
DATE 4:19:06

Rejection Notes/Additional Comments (for office use only):

1) Total lot size 6342.03' x .4 = 2536.8 FAR

2) 2500'

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



*Johnston Terrace
Section Eight*

THE STATE OF TEXAS,
COUNTY OF TARRANT.

Know all men by these presents, that I, G. L. Marshall, owner of 10.100 acres of land out of the G. L. Marshall, Lessor, in Tarrant County, Texas, conveyed to be by deed conveyed in Volume 4188 Page 707 of the Public Records of Tarrant County, Texas, hereby substitute the same 10.100 acres to be known as JOHNSTON TERRACE SECTION EIGHT, and don't bind up of subdivision hereby indicated in the plat and the TARRANT and conveyed as shown below.

Witness my hand and seal this 1st day of February, 1972, A.D.

G. L. Marshall
G. L. MARSHALL

THE STATE OF TEXAS,
COUNTY OF TARRANT.

Know all the undersigned authority, a party public in and for Tarrant County, Texas, on this day personally appeared G. L. Marshall, known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the company herein stated.

Witness my hand and seal of office, this 1st day of February, 1972, A.D.

Richard S. Sibley
RICHARD S. SIBLEY, CLERK, TARRANT COUNTY, TEXAS

APPROVED FOR RECORDING:

Paul Mack 72
PAUL MACK, COUNTY CLERK

Richard Sibley
RICHARD S. SIBLEY, CLERK OF TARRANT COUNTY

APPROVED FOR RECORDING FOR COUNTY OF THE PLANNING DEPARTMENT, CITY OF AMERICA, TEXAS, this 1st day of February, 1972, A.D.

W. H. Hester
W. H. HESTER, CLERK

W. H. Hester
W. H. HESTER, CLERK

FILED AND RECORDED this 29th day of March, 1972, A.D.

Richard Sibley
RICHARD S. SIBLEY, CLERK

Richard Sibley
RICHARD S. SIBLEY, CLERK

THE STATE OF TEXAS,
COUNTY OF TARRANT.

I, Paula Schmitt, Clerk of the County Court, Tarrant and for the county and people thereof do hereby certify that the foregoing instrument of writing with its caption and certification are filed for record in my office on the 1st day of February, 1972, A.D. and that the same are duly recorded in the Public Records of Tarrant County, Texas, in Volume 4188, Page 707.

Witness my hand and seal of the County Court of Tarrant County this 1st day of February, 1972, A.D.

Paul Mack 72
PAUL MACK, COUNTY CLERK

Paul Mack 72
PAUL MACK, COUNTY CLERK

THIS IS AN OFFICIAL COPY OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 4188, PAGE 707.

Paul Mack 72
PAUL MACK, COUNTY CLERK

Paul Mack 72
PAUL MACK, COUNTY CLERK

1-20-72

Paul Mack 72
PAUL MACK, COUNTY CLERK

Paul Mack 72
PAUL MACK, COUNTY CLERK

For Registration see Book 4188, page 707.
Paul Mack, County Clerk, Texas.
Paula Schmitt, Clerk
County Court, Tarrant County, Texas
by *Richard Sibley*

28-71-141



Kramer Service Center
 2412 Kramer Lane, Bldg. "C"
 Austin, Texas 78758
 (512) 505-7206

Austin Energy
Electric Service Planning Application (ESPA)
 (Please Print or Type)

St. Elmo Service Center
 4411-B Meinardus Drive
 Austin, Texas 78744
 (512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name _____ Phone _____
 Address 1100 IDENA Circle
 Legal Description _____
 Lot 31 Block _____ Commercial/Residential? R

Service Main Size _____ (amps) Service Conductor _____ (type & size)
 Service Length _____ (ft.) Number of Meters? 1 Multi-Fuel Y N
 Overhead/Underground? 1/OTP Voltage 120/240 Single-phase (1Ø) Three-phase (3Ø)
 Total Square Footage _____ Total A/C Load _____ (# of units) _____ (Tons)
 Largest A/C unit _____ (Tons) LRA of Largest A/C Unit _____ (amps)
 Electric Heating _____ (kW) Other _____ (kW)

Comments: Add on / Electrician To pull permit

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Date _____

Approved: Yes No (Remarks on back) Phone 974-2632

Application expires 90 days after date of Approval

AE APPROVED
 APR 27 2006
 RLS 117-30

Beulah Hernandez

AE APPROVED

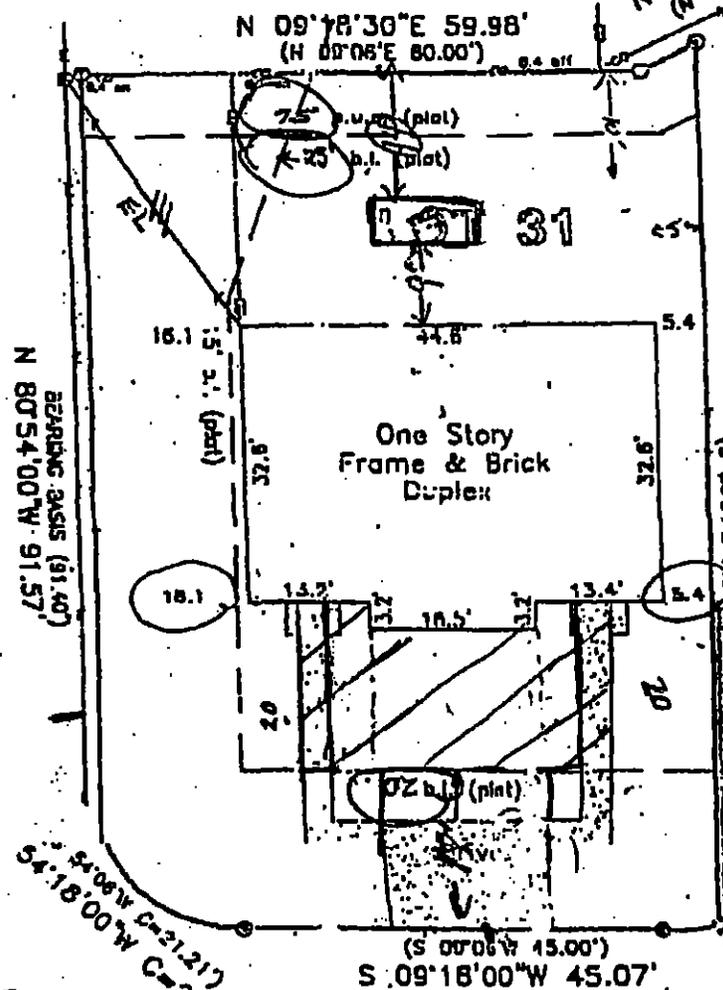
APR 27 2006
RLS 117-30

LOT 31

LOT 31

(19" dia. or larger) must be removed before any
be enclosed with protective fencing before any
the adjacent contractor. No tree measuring 10" in
diameter (at 4.5 ft) may be removed without a TREE
REMOVAL PERMIT from the City of Austin. Call the
City of Austin for more information for review: 492-6370.

TURGOOD AVERNUE



- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- BAVED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- POWER POLE

NO ROOF OVERHANGS ARE ALLOWED IN
PUBLIC UTILITY BASEMENTS OR
DRAINAGE BASEMENTS

JOLENA CIRCLE

SUBJECT TO RESTRICTIONS AS STATED
IN V. 4293, P. 207.

LOT: 31 BLOCK: ADDITION JOHNSON TERRACE
SECTION: EIGHT PHASE: N/A BOOK: 58 PAGE: 47 PLAT RECORDS
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 1100 JOLENA CIRCLE
CITY: AUSTIN REFERENCE NAME: VICTOR OLIVARES AND GABRIEL OLIVARES AND JAIME OLIVARES

2006-11-9
Victor Olivares
Gabriela J. Gilera

B&G Surveying, Inc.
Victor M. Gorzo R.P.L.S.

Office 512-456-8868
Fax 512-456-9846



THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOODPLAIN,
AND HAS A ZONE X RATING AS
SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP No. 480824
PANEL 0125 E
DATED: 8/18/73

WAIVER APPLICATION CHECKLIST

Failure to provide the information identified in this checklist may result in your application being rejected or submitted incomplete.

_____ COMPLETE WAIVER APPLICATION

_____ COMPLETE & REVIEWED RESIDENTIAL APPLICATION

_____ SUPPORTING DOCUMENTATION

- 1) PROOF OF HARDSHIP
- 2) IMPACT ON DRAINAGE
- 2) NEIGHBORHOOD SUPPORT LETTERS
- 3) PROOF OF FINANCIAL INVESTMENT IN PROJECT
- 4) PHOTOS OF PROPERTY & SURROUNDING PROPERTIES

_____ COPY OF TCAD'S APPRAISAL ROLL INDICATING

- 1) SQUARE FOOTAGE OF SUBJECT PROPERTY
- 2) SQUARE FOOTAGE OF ADJACENT RESIDENCES
- 3) HOMESTEAD EXEMPTION

_____ COPY OF PLAT

_____ COPY OF APPROVED LAND STATUS DETERMINATION

_____ F.A.R. (FLOOR TO AREA RATIO) CALCULATION

_____ DRAWINGS FROM ARCHITECT OR ENGINEER (SEALED & DATED)

_____ DEMOLITION OR RELOCATE PERMIT MUST BE FILED ON 5TH FLOOR CONCURRENTLY (if applicable) BP# _____

_____ OTHER _____

You will be required to review your application with a Residential Zoning Planner. You will be notified at this time of the next City Council hearing (Ord#2060216-043.)

CITY OF AUSTIN
REQUEST TO WAIVE DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 20060309-058

STREET ADDRESS: 1100 Tolena Circle
LEGAL DESCRIPTION: Subdivision Johnston Terrace Section 8
Lot(s) 31 Block _____ Outlot _____ Division _____
Zoning District: _____ Neighborhood Plan (if applicable): _____

Type of work to be done (Select appropriate option and provide description of the proposed project):

New Construction: _____
 Addition: Add Garage

Please select one of the following:

1. I request a waiver to the interim development regulations because the regulations impose an undue hardship as described: when I bought the property in 2003, the garage was already built according to permit of June 02. To notify the neighbors, the sign will be held commensally and will not serve purpose.

The granting of this waiver will not adversely affect the public health, safety and welfare.
Explain: The sewer is inside my property and it has been there since 2002, and I do not know of any problem to anybody.

Waiving the regulation will not have a substantially adverse impact on neighboring properties
Explain: The construction is well built of cement block and concrete does not disrupt the architectural harmony of the neighborhood. The lot are big and mine is in a corner.

2. The following development agreement permits the activity: _____

3. I have acquired a right under Texas Local Government Chapter 245 (Issuance of Local Permits), or have a common law vested right that has been fully adjudicated by a court of competent jurisdiction. Please specify and provide supporting documentation: _____

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant/ owner: Bonnie Hernandez Benitez

Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application as well as requirements for residential building permit submittal. Please attach any additional information that will support your request, such as: photos, architectural drawings, letters of support from neighbors or additional documentation.

FOR STAFF USE

Date waiver application filed with City of Austin: _____

Date scheduled for City Council action: _____

**Supplemental Information Submitted by
Applicant**

I, Bernabe Hernandez owner of the property addressed as 1100 Jolena Circle Austin, TX 78721, bought this property in May 31st 2003 from Ernesto del Toro which gave me a permission to construct a garage 20x20 in which there was already some concrete and walls of 8 feet and 3 inches of height. When I bought this property I didn't know I had to get a new permission to finish what was started (the concrete and walls). To finish this I had to wait and save some money. I spent around three thousand dollars.

Bernabe Hernandez 4 27 06
385 - 13 24
350 - 02 00 *

On the interior of the wall we used 75
2*4 of 10 Ft. of the wood (\$300)

The roof we used 28 2*6 of 10 Ft. Madera
(\$200.)

On the ~~barillas~~ ^{Wood} we ~~sued~~ ^{used} 30 2*6 of 8 Ft.
wood (\$180.)

Out side on the porch we used 40 2*6 of 8
FL. wood (\$280.)

We also used 12 2*8 of 8 Ft. wood (\$120)

For the sealing we used 50 papers of
playwood (\$500.)

We used to cover 10 papers of hardboard
(\$400.)

We used siding hardboard 20 strips of
6"*12" (\$180.)

We also used 3 box of nails 4 ~~paper de~~ ^{saws}
~~recrucho~~, nails of concrete. (\$80.)

I do not have any problem with The Utility room construction & Storage on 1100 Jolewa circle.

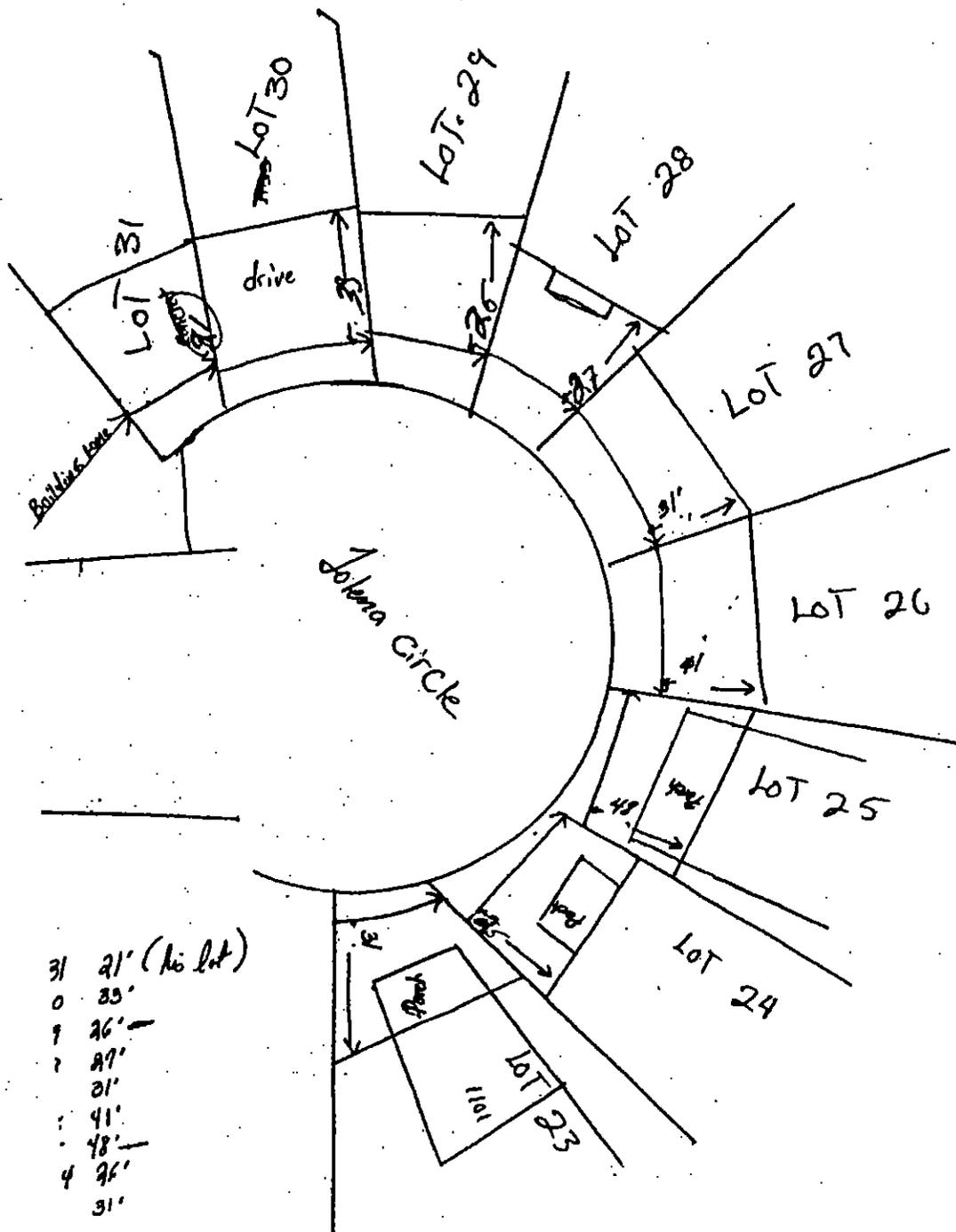
Address	Owner Name	Signature	Date
1101 Jolewa circle A (512) 389-2257	Esther Hernandez	Esther Hernandez	4-26-06 4:26:06
1103 Jolewa circ B		Jesse Nino	386-5922 4:26:06
1105 Jolewa Circle B		Andrés Ortiz	

José R.R.
1108 Jolewa Cir
386-9444

1104 Jolewa Circle
Austin TX 78721

1102 Jolewa Cir

Jesus P. Flores
NO HAY
PROBLEMA
ESTA ES ACTO
NO DAÑA
A NADIE
Jose Flores



- 31 21' (No lot)
- 0 33'
- 1 26'
- 2 29'
- 3 21'
- 4 41'
- 5 48'
- 6 24'
- 7 31'

$7 \div 6 = 21.5$





